

UNINCORPORATED BUTTE COUNTY

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	103,300
Annual Single-Family Units Permitted (1996-98, Avg.):	265
Annual Multi-Family Units Permitted (1996-98, Avg.):	5
Total Annual Residential Units Permitted (1996-98, Avg.):	270

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> N 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> N 14. Watershed / Aquifer Fees	-
<input type="checkbox"/> N 2. Environmental Assessment / Review Fees	-	<input checked="" type="checkbox"/> Y 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> Y 3. Building Department Plan Check Fees	N	<input checked="" type="checkbox"/> Y 16. Reg'l Traffic / Highway Mit'n Fees	N
<input checked="" type="checkbox"/> Y 4. Building Department Permit Fees	N	<input checked="" type="checkbox"/> Y 17. Fire Service Fees	N
<input checked="" type="checkbox"/> Y 5. Engineering / Public Works Dept. Fees	N	<input checked="" type="checkbox"/> Y 18. Police Service Fees	N
<input checked="" type="checkbox"/> Y 6. Grading Permit Fees	N	<input type="checkbox"/> N 19. Public Safety Fees	-
<input checked="" type="checkbox"/> Y 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> Y 20. School District Fees	Y
<input checked="" type="checkbox"/> Y 8. Mechanical Permit Fees	N	<input type="checkbox"/> N 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> Y 9. Plumbing Permit Fees	N	<input type="checkbox"/> N 22. Community / Capital Facility Fees	-
<input type="checkbox"/> N 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> Y 23. Park Land Dedication / In-Lieu Fees	N
<input type="checkbox"/> N 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> N 24. Open Space Dedication / In-Lieu Fees	-
<input checked="" type="checkbox"/> Y 12. Storm Drainage Connection Fees	N	<input type="checkbox"/> N 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> Y 13. Water Connection Fees	Y	<input checked="" type="checkbox"/> Y 26. Special Assessment District Fees	N

iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	N
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	N

Fee Types Reduced or Waived: none

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports

- Butte County Ordinance (1993) - standard dept fees
- Durham Recreation District Study (1993) - park & rec district
- Chico Area Urban Fee Study (1988) - streets, park & rec district

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. **Project Typical for Jurisdiction?** No - larger than typical subdivision + infrastructure doesn't reach all areas

ii. **Expected Location of Model in this Jurisdiction:** North of Chico
Highway 99 @ Estates Drive / Rock Bluffs

iii. **Expected Environmental Assessment Determination:** Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street + 12', curb, gutter, sidewalk, infrastructure, % of traffic signals, soundwalls, street lights
-Internal Site Improvements:	-dedication of streets and infrastructure req'd; utility easements with full infrastructure, utility undergrounding, full street, curbs, gutters, sidewalks, hydrants or well w/ backup pumps and tanks (cond'l upon area service level)
-Common Amenities / Open Space:	-no req't
-Project Management Requirements:	-Conditions of Approval; Home Owners Association (depends on infra. level)
-Typical Reporting:	-soils (conditional upon site)

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	54.00
Private Garage Valuation Price per Sq. Ft.	18.00
Total Valuation per Unit	142,200
Total Valuation per 25 Unit Subdivision Model	3,555,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit ¹		2,043
Zone Change Application Fee	deposit ¹		2,453
Planned Development Use Permit Fee	deposit ¹		2,466
Pre-Development Conference	flat		243
Planning Dept Map Check Fee	590 flat + 20 / lot		1,090
Tentative Map Fee	1465 flat + 5 / lot		1,590
Preliminary Subdivision Fee	flat		490
Final Map Fee	490 flat + 15 / lot		865
Environmental Assessment / Neg Dec Fee	none		-
Mitigation Monitoring Fee	deposit		350
Subtotal Planning Fees			11,590

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Filing Fee	flat	20	500
Building Permit Fee	schedule based on val'n	790	19,750
Building Plan Check Fee	65% of Building Permit	513.50	12,838
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	14.22	356
Fire Dept Plan Check Fee	flat per unit	129	3,225
Grading Plan Check Fee	included in improvement plan check fee, below		-
Improvement Plan Checking	1.5% of 500,000 val'n		7,500
Improvements Inspection Fee	deposit based on 3% of 500,000 val'n		15,000
Flood and Drainage Letter / Report Fee	flat		170
Grading Permit	per UBC		207
Electrical Permit Fee	20 flat + fixture count	108	2,700
Plumbing Permit Fee	20 flat + fixture count	188	4700

Mechanical Permit Fee	20 flat + fixture count	50	1,250
Env't'l Health Septic Tank Plan Check	flat		860
Septic Tank Permit Fee	flat per unit	440	11,000
Env't'l Health Land Development Fee	flat		860
Title XXIV Energy Plan Check Fee	flat per unit	23	575
Title XXIV Energy Inspection Fee	flat per unit	46	1,150

Subtotal Plan Check, Permit & Inspection Fees			82,641
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viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.93 / sf	4,825	120,625
Chico Urban Area Street Fee	flat per unit	1,670	41,750
Chico Urban Area Recreation and Park Fee	flat per unit	1,189	29,725
Cal Water - Water Connection Fee	none		-
County - Hazard Mitigation Fee	flat per unit	15	375
County - Sheriff Fee	flat per unit	389	9,725
Subtotal Infrastructure, Impact & District Fees			202,200

ix. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	296,431
Total Fees per Unit (total from above / 25 units)	11,857

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of Model in this Jurisdiction: North of Chico
Highway 99 @ Estates Drive / Rock Bluffs

iii. Expected Environmental Assessment Determination: Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-driveway permit, fire sprinklers if no fire suppression w/n 500'
-Typical Reporting	-none

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	54.00
Private Garage Valuation Price per Sq. Ft.	18.00
Total Valuation per Model	142,200

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
none			
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Filing Fee	flat	20	20
Building Permit Fee	schedule based on val'n	790	790
Building Plan Check Fee	65% of Building Permit	513.50	514
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	14.22	14
Fire Dept Plan Check Fee	flat per unit	129	129

Grading Plan Check Fee	included in improvement plan check fee, below	-
Flood and Drainage Letter / Report Fee	flat	170
Grading Permit	per UBC	128
Electrical Permit Fee	20 flat + fixture count	108
Plumbing Permit Fee	20 flat + fixture count	188
Mechanical Permit Fee	20 flat + fixture count	50
Septic Tank Permit Fee	flat per unit	440
Title XXIV Energy Plan Check Fee	flat per unit	23
Title XXIV Energy Inspection Fee	flat per unit	46
Subtotal Plan Check, Permit & Inspection Fees		2,620

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District	1.93 / sf	4,825	4,825
Chico Urban Area Street Fee	flat per unit	1,670	1,670
Chico Urban Area Recreation and Park Fee	flat per unit	1,189	1,189
Cal Water - Water Connection Fee	none	-	-
County - Sheriff Fee	flat per unit	389	389
County - Hazard Mitigation Fee	flat per unit	15	15
Subtotal Infrastructure, Impact & District Fees			8,088

ix. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	10,708
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D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction? No - multi-family not typical in County - urban areas only

ii. Expected Location of Model in this Jurisdiction: East Oroville / Foothill Area
Olive Highway @ Kelly Ridge Road

iii. Expected Environmental Assessment Determination: Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street + 12', curb, gutter, sidewalk, infrastructure, % of traffic signals, soundwalls, street lights
-Internal Site Improvements:	-no dedication of streets or infrastructure req'd; utility easements with full infrastructure; full street but no curbs, gutters, sidewalks req'd; hydrants or well w/ backup pumps and tanks (cond'l upon area service level)
-Common Amenities / Open Space:	-25% of lot area; recreational facilities negotiated with developer
-Project Management Requirements:	-Conditions of Approval; Home Owners Association (depends on infra. level); Management Agreement
-Typical Reporting:	-soils, traffic

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	53.00
Private Garage Valuation Price per Sq. Ft.	18.00
Total Valuation per Unit	56,600
Total Valuation per 45 Unit Multi-Family Development Model	2,547,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	deposit ¹		2,043
Zone Change Application Fee	deposit ¹		2,453
Planned Development Use Permit Fee	deposit ¹		2,466
Pre-Development Conference	flat		243
Planning Dept Map Check Fee	590 flat + 20 / unit		1,490
Environmental Assessment / Neg Dec Fee	none		-
Mitigation Monitoring Fee	deposit		350
Subtotal Planning Fees			9,045

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Filing Fee	flat	20	900
Building Permit Fee	schedule based on val'n	446	20,070
Building Plan Check Fee	65% of Building Permit	290	13,050
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	14.22	356
Fire Dept Plan Check Fee	flat per unit	5.66	255
Grading Plan Check Fee	included in improvement plan check fee, below		-
Improvement Plan Checking	1.5% of 500,000 val'n		7,500
Improvements Inspection Fee	deposit based on 3% of 500,000 val'n		15,000
Flood and Drainage Letter / Report Fee	flat		170
Grading Permit	per UBC		180
Electrical Permit Fee	20 flat + fixture count	108	4,860
Plumbing Permit Fee	20 flat + fixture count	101	4,545
Mechanical Permit Fee	20 flat + fixture count	50	2,250
Title XXIV Energy Plan Check Fee	flat per project		46
Title XXIV Energy Inspection Fee	flat per project		46
Subtotal Plan Check, Permit & Inspection Fees			69,228

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
School District - Oroville Elementary	1.93 / sf	1,930	86,850
School District - Oroville Union High School	1.93 / sf	1,930	86,850
Lake Oroville P.U.D. Sewer Connection Fee	flat per unit	525	23,625
Lake Oroville P.U.D. Sewer Plant Capac.Chrg.	flat per unit	1,000	45,000
Lake Oroville P.U.D. Plan Check Fee	.50/lf of main (500 lf @ .50/lf)		250
Lake Oroville P.U.D. Inspection Fee	% of 30,000 val'n (3.75% of first 10,000 + 3.1% of 2nd 20,000)		995
Oroville/Wyandotte Irrig'n Dist. Backflow ²	estimate per unit	675	30,375
Oroville/Wyandotte System Capacity Charge	flat per unit	2,736	123,120
County - Hazard Mitigation Fee	flat per unit	15	675
County - Sheriff Fee	flat per unit	389	17,505
Subtotal Infrastructure, Impact & District Fees			415,245

ix. Totals

Total Fees for 45 Unit Multi-Family Development Model (total of subtotals above)	493,518
Total Fees per Unit (total from above / 45 units)	10,967

Notes: ¹Deposit amount represents typical total fees. Total deposit amount indicated here includes various departmental apportionments for this fee type, including: Planning, Environmental Health, Land Development, Fire, & Public Works Depts.

²In addition to Connection and Plan Check Fees, the Lake Oroville Public Utility District also charges hardcosts for installation of sewer mains, laterals, and backflow devices.